

STANDARD APPLICATION
Harford County
Board of Appeals
Bel Air, Maryland 21014

APR 25 2006

Case No. 5537

Date Filed 4/19/06

Hearing Date

Receipt

Fee \$ 700

Shaded Areas for Office Use Only

Type of Application

- ☐ Administrative Decision/Interpretation
☐ Special Exception
☐ Use Variance
☐ Change/Extension of Non-Conforming Use
☐ Minor Area Variance
☐ Area Variance
☐ Variance from Requirements of the Code
☐ Zoning Map/Drafting Correction

Nature of Request and Section(s) of Code

CASE 5537 MAP 65 TYPE Variance

ELECTION DISTRICT 01 LOCATION 2907 Mountain Road, Joppa 21085

BY Steve Hartland/Trinity Reformed Baptist Church

Appealed because a variance pursuant to Sec. 219-17 and 219-12D of the Harford County Code to permit an identification sign or permanent institutional sign less than one third of the required building setback (allowed 16.66 foot, proposed 1 foot) and Sec. 267-26C (6) of the Harford County Code to allow a sign to be located within a recorded easement in the AG district requires approval by the Board.

NOTE: A pre-conference is required for property within the NRD/Critical Area or requests for an Integrated Community Shopping Center, a Planned Residential Development, mobile home park and Special Exceptions.

Applicant/Owner (please print or type)

Name STEVE HARTLAND / TRINITY REFORMED BAPTIST CHURCH

Phone Number 410-893-5342

Address 2907 MOUNTAIN RD (RT152)
Street Number Street

JOPPA MD 21085
City State Zip Code

Co-Applicant ED JOLLY / SIGNS UNLIMITED

Phone Number 410-671-7790

Address 625-C POLASKI HWY.
Street Number Street

JOPPA MD 21085
City State Zip Code

Contract Purchaser

Phone Number

Address

Street Number Street City State Zip Code

Attorney/Representative

Phone Number

Address

Street Number Street City State Zip Code

Land Description

Address and Location of Property 2907 Mountain Rd

Subdivision Ld. of Trinity Reformed Baptist

Lot Number 1

Acreage/Lot Size 14.638 Ac

Election District 01

Zoning AG

Tax Map No. 105

Grid No. 1B

Parcel 10

Water/Sewer: Private ☒

Public ☐

List ALL structures on property and current use: Church

Estimated time required to present case: 30 mins

If this Appeal is in reference to a Building Permit, state number NO

Would approval of this petition violate the covenants and restrictions for your property? NO

Is this property located within the County's Chesapeake Bay Critical Area? Yes ☐ No ☒

If so, what is the Critical Area Land Use designations: N/A

Is this request the result of a zoning enforcement investigation? Yes ☐ No ☒

Is this request within one (1) mile of any incorporated town limits? Yes ☐ No ☒

Request

LOCATE SIGN IN STORM WATER MGMT. +
WITHIN REQUIRED SETBACK

Justification

See attached Sheet

REASONS

If additional space is needed, attach sheet to application. In answering the above questions, please refer to the Requirements that pertain to the type of approval request. (Special Exception, Variance, Critical Area or Natural Resource District (NRD) Variance, etc.)

1st of Reasons why sign needs to go on right

Jersey Wall between Jaycee Dr. + Mt Rd. 152

Turn from Mt Rd → TC Dr. Turns awkward for
sign to be on Left (can't see). Sign on Right
on small slope in front of phone pole.

1st
variance



Sign is behind Church Prop. Line

\$200 for variance on set back

2ND

Variance

\$150 for " on ~~the~~ water mgmt.

Sign on Right in Storm Water Mgmt. area on
Front side of Slope on small hill on church
Property AWAY from any utilities - area already
staked out + Miss Utility called + came to sight.

Sign is AWAY from impeding sight to incoming +
outgoing traffic (church traffic + Jaycee Dr. Traffic)

All Adjoining Property owners ~~are~~ were contacted +
Petition signed w/ their OK.

FRONT VIEW

2' X 6' Angled Side - 3' X 6' Front Wall - 2' X 6' Angled Side
Side Thickness of Wall 16"

TRINITY
Reformed
Baptist Church

Sunday School 9:30

Morning Worship 11:00

Evening Worship 6:00

Wednesday Prayer 7:30

410-893-5342

TOP VIEW

2' Angled Side - 5' Front Wall - 2' Angled Side

MAN-MADE STONE (Freiby)

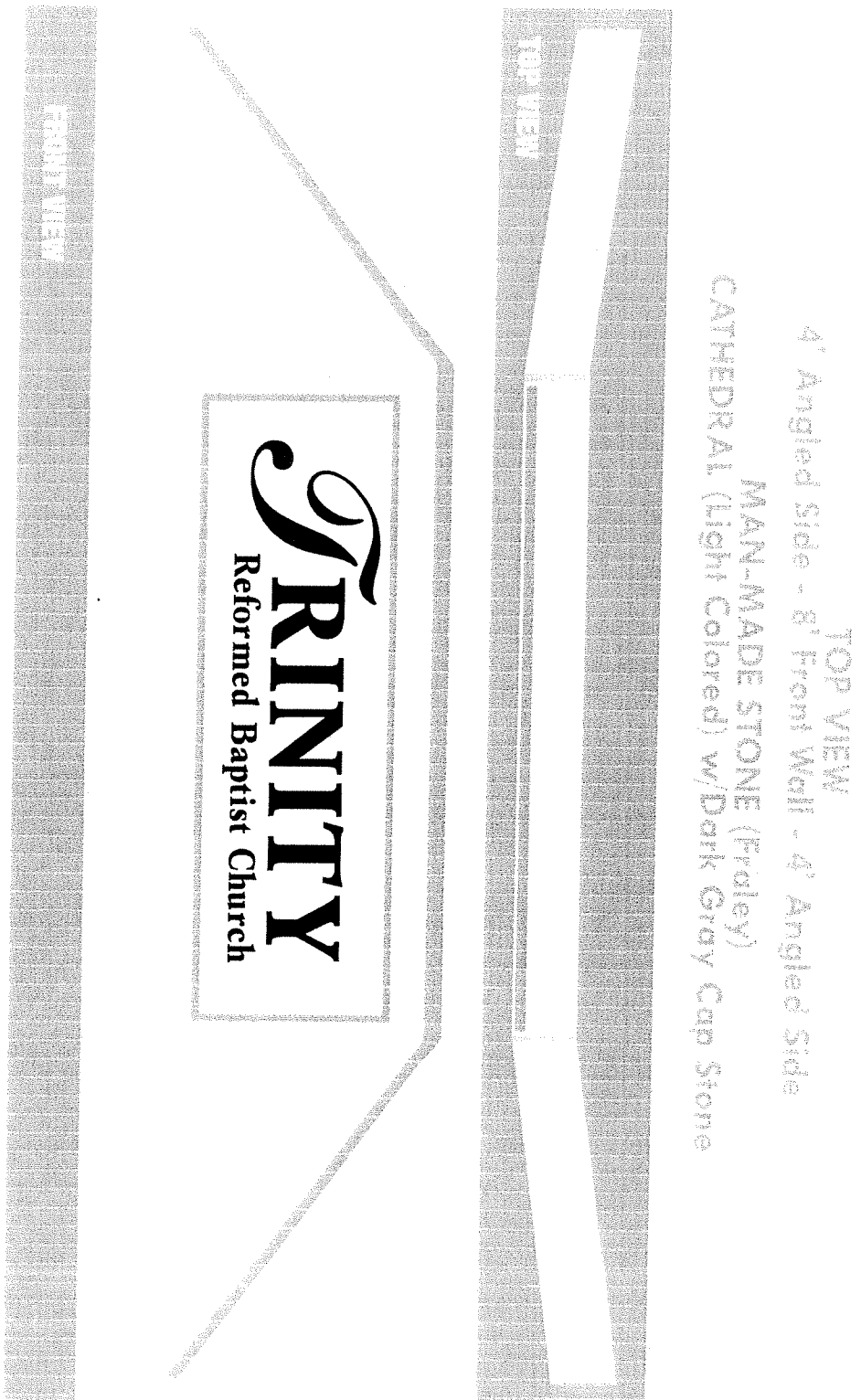
CATHEDRAL (Light Colored) w/Dark Gray Cap Stone

TRINITY REFORMED BAPTIST CHURCH

SIGNS UNLIMITED

1001 PULASKI HIGHWAY JOPPA, MO 21085

TEL. 410-671-7700 FAX 410-671-7723



TRINITY REFORMED BAPTIST CHURCH
SIGNS UNLIMITED
103 E P ALASKI HIGHWAY IOPPA, MD 21085
PH. 410-871-2700 FX. 410-871-2704

Trinity
Reformed Baptist Church

2907 Mountain Rd., Joppa, MD 21085

P.O. Box 290

Glen Arm, MD 21057

April 5, 2006

Dear Neighbors of Trinity,

We desire to put up a small sign (5 ft. x 6 ft.) to the right of our church driveway with the times of our services. This area encroaches on our storm management area so to proceed we need a variance from Harford County. We could put a sign up indicating our intent and giving you a chance to voice any opposition or we can approach neighbors personally and give them a chance to voice any concerns. The latter will expedite the process. We have decided to approach our neighbors personally and ask if there is any reason they could not grant us this request. If you have no objections to a church sign being placed in that area please sign your name below. Thank you for your cooperation in this matter. We look forward to a long and happy future as "good neighbors."

Sincerely,



Steven R. Hartland
Pastor

Jim Kling 2813 MTRD. *RM Blake 2210 JAYCEE-DR*
2216 H Jay Cee
Dr. Joppa, MD.
Debbie + Roy Brockmeyer
2220 - B Jay Cee Dr
Chapelle Rebenau 2213 Jay Cee *Robert Brockmeyer Joppa, MD 21085*
2216 B Jay Cee *Jim Blake 2210 Jaycee Dr.*
2104 Jaycee
Myrtle Miller
2216 JAYCEE DR *2907 Mountain Rd S.*
Joppa, MD 21085

pastors@trbcbaltimore.org

www.trbcbaltimore.org

410-893-5342

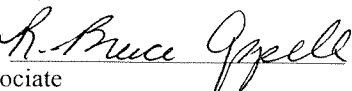
ROBERT B.COOPER, P.E.
Director of Public Works

H. HUDSON MYERS, III, P.E.
Deputy Director of Public Works
Division of Engineering and Construction

DEPARTMENT OF PUBLIC WORKS
Division of Engineering and Construction

March 7, 2006

To: Planning and Zoning

From: R. Bruce Appell 
Engineering Associate

Re: Trinity Reformed Baptist Church

I have reviewed the location for the proposed sign that the church would like to place in the stormwater management easement and have informed the church that I have no problem with the location as long as it was not on the downstream slope of the stormwater management facility. They have stated the sign will be in front of the existing utility pole in which I have no problems with the location.

If you have any questions concerning this matter, please do not hesitate to contact me at 410-638-3545.

DAVID R. CRAIG
HARFORD COUNTY EXECUTIVE

LORRAINE COSTELLO
DIRECTOR OF ADMINISTRATION



C. PETE GUTWALD
DIRECTOR OF PLANNING & ZONING

HARFORD COUNTY GOVERNMENT

Department of Planning and Zoning

June 8, 2006[†]

STAFF REPORT

BOARD OF APPEALS CASE NO. 5537

APPLICANT/OWNER: Steve Hartland/Trinity Reformed Baptist Church
2907 Mountain Road, Joppa, Maryland 21085

Co-APPLICANT: Ed Jolly/Signs Unlimited
625C Pulaski Highway, Joppa, Maryland 21085

REPRESENTATIVE: Applicants

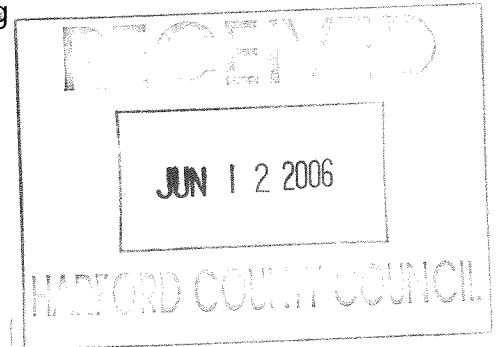
LOCATION: 2907 Mountain Road – Land of Trinity Reformed Baptist Church
Tax Map: 65 / Grid: 1B / Parcel: 10 / Lot: 1
Election District: First (1)

ACREAGE: 14.638 acres

ZONING: AG/Agricultural

DATE FILED: April 19, 2006

HEARING DATE: June 21, 2004



APPLICANT'S REQUEST and JUSTIFICATION:

Request:

“Locate sign in storm water management and within required setback.”

Justification:

See ATTACHMENT 1.

Preserving Harford's past; promoting Harford's future

MY DIRECT PHONE NUMBER IS (410) 638-3103

220 SOUTH MAIN STREET BEL AIR, MARYLAND 21014 410.638.3000 • 410.879.2000 • TTY 410.638.3086 • www.harfordcountymd.gov

THIS DOCUMENT IS AVAILABLE IN ALTERNATIVE FORMAT UPON REQUEST.

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Steve Hartland/Trinity Reformed Baptist Church

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CODE REQUIREMENTS:

The Applicants are requesting a variance pursuant to Section 219-17 and 219-12D of the Harford County Sign Code to permit an identification sign or permanent institutional sign less than one third of the required building setback (allowed 16.66 feet, proposed 1 foot) and Section 267-26C(6) of the Harford County Code to allow a sign to be located within a recorded easement in the AG/Agricultural District.

Section 219-17 of the Harford County Sign Code reads:

The Board may grant a variance from the provisions of this Chapter if, by reason of the configuration or irregular shape of the lot or by reason of topographic conditions or other exceptional circumstances unique to the lot or building, practical difficulty or unnecessary hardship results. The Board shall, before granting the variance, make a written finding as part of the record that the conditions or circumstances described are unique to the lot or building, that the conditions or circumstances cause the difficulty or hardship and that the variance can be granted without impairment of the purpose and provisions of this chapter.

Section 219-12D of the Harford County Sign Code reads:

Permanent institutional signs. Signs of a permanent nature setting for the name of places of worship, service clubs, civic organization, public or service centers, public institutions. Schools or other similar uses shall be permitted if the setback is 1/3 of the required building setback of the district. Illumination shall be in accordance with the restrictions set forth in Section 219-11. Such signs shall not exceed 54 square feet for the overall structure and shall not exceed 6 feet in overall height.

Section 267-26C(6) of the Harford County Code reads:

No accessory use or structure, except fences, shall be located within any recorded easement area.

LAND USE and ZONING ANALYSIS:

Land Use – Master Plan:

The Applicant's property is located in the southwest portion of the County just north of I-95, on the east side of Mountain Road. The property also borders Jaycee Drive which is a private road. A location map and a copy of the Applicant's site plan are enclosed with the report (Attachments 2 and 3).

The subject property is located outside of the Development Envelope. North of I-95 the predominant land use designation is Agricultural. The area south of I-95 includes Low, Medium,

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High intensities and Industrial/Employment. The Natural Features Map reflects Agricultural Preservation Districts and Easements, Stream Systems, Sensitive Species Project Review Areas and Parks. The subject property is designated as Agricultural which is defined by the 2004 Master Plan as:

***Agricultural** – Areas where agriculture is the primary land use, but where developments rights are available. Residential development is possible at a density of 1.0 dwelling unit for every 10 acres. Commercial uses within this area are intended to serve the agriculture industry or residents of the area while maintaining the character of the surrounding countryside.*

Enclosed with the report are copies of portions of the 2004 Land Use Map and the Natural Features Map (Attachments 4 and 5).

Land Use – Existing:

The existing land uses conform to the overall intent of the 2004 Master Plan. The predominant land use in the area is Agricultural which includes cropland, pastureland and large areas of dense woodland. There are scattered single family residential subdivisions in the area. Commercial uses are located along MD 152 and south of I-95. Other land uses include Churches, Schools and a golf course. The topography in this area ranges from rolling to steep especially near the stream valleys and there many tributaries. A topography map along with an aerial photograph are enclosed with the report (Attachments 6 and 7).

The subject parcel is located on the east side of Mountain Road (MD 152) and is 14.6± acres in size. The parcel also borders the north side of Interstate I-95 and the east side of Jaycee Drive. Because of the road frontages and the varied right-of-way widths, the parcel is unusually shaped. Given the topography of the lot and the surrounding area the access to the lot is near the intersection of Jaycee Drive and MD 152. The portion of the road frontage on MD 152 is State controlled and is denied access. The area of the property containing the existing improvements are 10 to 20 feet above the road elevation. The existing improvements consist of a church building, parking area and driveways, sediment and storm water control facilities, and a well and septic system. A majority of the site is densely wooded and contains NRD.

The location of the sign originally shown on the approved site plan would be 160 feet back from MD 152. A sign in this location would be difficult to read and would be a significant distance from the entrance to the church. Enclosed are site photographs and a copy of the aerial photograph (Attachments 8 and 9).

Zoning:

The zoning classifications in the area are consistent with the 2004 Master Plan as well as the existing land uses. The predominant zoning classification for the area is AG/Agricultural. There are a few areas of RR/Rural Residential representing existing residential development.

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Commercial zoning includes B1/Neighborhood Business and B2/Community Business Districts. Enclosed with the report is a copy of the Zoning Map (Attachment 10).

SUMMARY:

The Applicants are requesting a variance pursuant to Section 219-17 and 219-12D of the Harford County Sign Code to permit an identification sign or permanent institutional sign less than one third of the required building setback (allowed 16.66 feet, proposed 1 foot) and Section 267-26C(6) of the Harford County Code to allow a sign to be located within a recorded easement in the AG/Agricultural District.

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Variances of this nature may be approved by the Board of Appeals pursuant to Section 267-11 of the Harford County Code, provided it finds by reason of the uniqueness of the property or topographical conditions that literal enforcement of the Code would result in practical difficulty and undue hardship. Further, the applicant must show that the request will not be substantially detrimental to adjacent properties or will not materially impair the purpose of the Code or the public interest.

The Applicants are requesting a variance to construct a permanent identification sign. The front portion of the wall will be 5 feet in width by 6 feet in height with two (2), 2 foot by 6 foot angled sides. The sign will be less than the 54 square feet permitted by Code (Attachment 11). The sign is to be located approximately 1 foot from the property line to the right side of the entrance driveway. It will be situated approximately 40 feet back from the travel way of Jaycee Drive.

Because the sign will be within the storm water management easement, comments were requested from the Department of Public Works. In a letter dated March 7, 2006 they state that the Department of Public Works have no problem with the sign provided it is not on the downstream slope of the storm water management facility. Because the sign is to be located in front of the utility pole they have no problem with the location (Attachment 12).

The Applicants have also provided a signed statement from neighbors indicating they do not object to the requested variance (Attachment 13).

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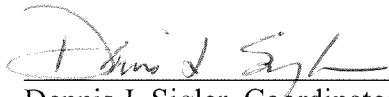
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This Department finds that the subject property is unique based on its configuration and topography. Because of the configuration of the roads, there are very few places available to locate the sign. The request will not have an adverse impact on the adjacent roads, neighborhood or the intent of the code.

RECOMMENDATION and or SUGGESTED CONDITIONS:

The Department of Planning and Zoning recommends that the request be approved subject to the following conditions:

1. The Applicants shall obtain all necessary permits and inspections for the sign.
2. The Applicants shall comply with the Department of Public Works comments contained in their letter dated March 7, 2006



Dennis J. Sigler, Coordinator
Zoning & Board of Appeals Review

DJS/ASM/jf



Anthony S. McClune, AICP
Deputy Director, Planning and Zoning